GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Registration & Stamps – Exemption of Stamp Duty and Registration fee in favour of Mata Amritanandamayi Math for setting up of Amrita University (Amrita Vishwa Vidyapeetham) for registration of land under Section 9(1)(a) of the Indian Stamp Act, 1899 and under Section 78 of the Registration Act, 1908 – Notification – Orders – Issued.

REVENUE (REGN.II) DEPARTMENT

G.O.Ms.No. 67 Dated:28.02.2020

Read the following:

1. From Mata Amritanandamayi Math, Amaravathi letter Dated 4.1.2019, 19.2.2019, 7.6.2019 & 26.6.2019.
2. From the Commissioner & Inspector General, Registration and Stamps Dept., A.P., Vijayawada Lr. No. S2/814/2019, dated 21.2.2019.
3. G.O.Ms.No.111, MA&UD (CRDA-2) Dept., dated 28.02.2020.

ORDER:

In the reference 1st read above, the Chief Executive Director, Mata Amritanandamayi Math, Amaravathi Campus have requested for exemption from payment of Stamp Duty and Registration fee for registration of land purchased for setting up of Ämrita Vishwa Vidyapeetham University (deemed to be University) at Amaravathi on the Agreement of Sale and sale deed to be entered with the APCRDA in respect of land of Ac.150.00 cents allotted under Phase-I to Mata Amritanandamayi Math for setting up of Amrita University (Amrita Vishwa Vidyapeetham) at Amaravathi, A.P.

2. In the reference 2nd read above, the Commissioner and Inspector General, Registration and Stamps Department, A.P., Vijayawada has submitted the financial implications in the matter as follows:

Total extent of the land	: Ac.150.00 cents
Market value of the property	: Rs.18,72,43,000/-
Consideration value adopted by the party	: Rs.75,00,00,000/-

I. Sale Agreement without Possession:

The duties are chargeable under Art. 6(b)(ii) and the amount is not adjustable:

Stamp duty @ 0.5%	Rs.37,50,000/-
Registration fee (Maxmum of Rs.20,000/-)	Rs. 20,000/-
Total amount chargeable	Rs.37,70,000/-

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II. Sale Deed:

The duties are chargeable under Art. 47-A of Schedule IA to I.S. Act, 1899:

Stamp duty @ 5%	Rs.3,75,00,000/-
Transfer duty @ 1.5%	Rs.1,12,50,000/-
Registration fee @ 1%	Rs. 75,00,000/-

Total amount chargeable	Rs.5,62,50,000/-

The total financial implications involved in the matter (Rs.37,70,000/- + 5,62,50,000/-) Rs.6,00,20,000/-

(Rupees Six Crores and twenty thousand only)

3. Government is competent to take action under Section 9(1)(a) of the Indian Stamp Act, 1899 and Registration Fee under Section 78 of Registration Act, 1908.

4. In the reference 3rd read above, the MA&UD (CRDA-2) Dept., vide G.O.Ms. No.111 MA&UD (CRDA-2) Department dated 28.2.2020 issued orders for allocation of land to Mata Amritanandamayi Math for setting up of Amrita University (Amrita Vishwa Vidyapeetham) to an extent of Ac.200.00 cents (Ac.150.00 cents in Phase-1 and Ac.50.00 cents in Phase-2) at INR 50 lakhs per acre in Capital area.

5. Government, after careful examination of the matter, have decided to exempt Mata Amritanandamayi Math, Amaravathi from payment of Stamp Duty and Registration Fee on the Agreement of Sale and sale deed.

6. Accordingly, the following notifications will be published in an Extraordinary Issue of the Andhra Pradesh Gazette dated 28.02.2020.

NOTIFICATION - I

In exercise of the powers conferred by clause (a) of Sub-section (1) of Section 9 of the Indian Stamp Act, 1899 (Act.II of 1899), the Governor of Andhra Pradesh hereby remits the Stamp duty in full chargeable under the said Act in execution of agreement of sale between Mata Amritanandamayi Math (for setting up of Amrita Vishwa Vidyapeetham University) and APCRDA in respect of land admeasuring Ac.150.00 Cents situated at Capital Area of Amaravathi for establishment of Amrita Vishwa Vidyapeetham.

NOTIFICATION – II

In exercise of the powers conferred by Section 78 of the Registration Act, 1908 (Act XVI of 1908), the Governor of Andhra Pradesh hereby makes the following amendment to the Item 1 of Category-I of “Table of Fees” issued in G.O.Ms.No.463, Revenue (Registration-I) Department, dated 17th August, 2013, and published at pages 1-3 of Part-I of extraordinary issue of Andhra Pradesh Gazette dated 26th August, 2013 as subsequently amended from time to time.

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AMENDMENT

In the said "Table of Fees" after category 6 (f), the following shall be added, as 6 (g) namely:

(g) No registration fee shall be leviable on the Agreement of sale between Mata Amritanandamayi Math and APCRDA in respect of land admeasuring Ac.150.00 cents situated in Capital Area at Amaravathi for establishment of Amrita Vishwa Vidyapeetham University, Amaravathi under Section 78 of the Registration Act, 1908.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.D.SAMBASIVA RAO
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To:
The Commissioner of Printing, Stationery and Stores Purchase (Printing Wing), A.P. (He is requested to publish the notification and furnish (25) copies to the Commissioner and Inspector General of Registration and Stamps, Andhra Pradesh, Edupugallu, Vijayawada and (25) copies to the Government.

The Commissioner and Inspector General of Registration and Stamps,
Andhra Pradesh, Vijayawada.
The Chief Executive Director, Mata Amritanandamayi Math, Amaravathi.
Copy to:
The P.S. to Spl. C.S. to CM.
The OSD to Dy. CM (Rev).
The P.S. to Spl. C.S. to Govt., Revenue Dept.
The MA&UD Dept., A.P. Secretariat.
The G.A. (Cabinet) Dept.
SF/SC

//FORWARDED::BY ORDER//

SECTION OFFICER